

PORT OF CASCADE LOCKS

The Port of Cascade Locks Commission Meeting was held August 2nd, 2007 at City Hall Council Chambers, Cascade Locks, Oregon.

I. MEETING CALLED TO ORDER/PLEDGE OF ALLEGIANCE: Commission President Lee called the meeting to order at 7:00 pm.

II. ROLL CALL: Commissioners Lee, McLean, Caldwell, Woosley & Janik were present.

Others present: GM Daughtry, Attorney Jerry Jaques, Kris Miller, Pat Albaugh, Dale Davis, Jarvis Brecker -CGRA, Ken Armstrong (OPG), Nicole Armstrong, Don & Gyda Haight, Gary Munkhoff, Betty Rush.

III. MODIFICATIONS, ADDITIONS TO AGENDA

No modifications or additions to agenda.

IV. ITEMS FROM THE FLOOR:

a. General Public:

Ken Armstrong - (Oregon Ports Group) spoke about issues facing Oregon Ports and Legislative issues. Armstrong stated that the legislature has directed OECDD and the Regional Boards to update our listing of infrastructure projects (expanded Needs and Issues Inventory) over the next several months. It's a new model for the Needs and Issues process and encouraged the Port to get all projects on the list. Projects will be worked through the local Economic Development Committee. Spoke about the Ports Planning and Marketing Fund and Special Public Works fund. Discussed new due's structure with Special Districts Association. Annual Conference in November. Armstrong thanked Daughtry for the tour of Port properties and update on issues. Armstrong stated that he is an advocate for the Port. He has a good relationship with ODOT and some contacts at UPRR. Armstrong stated that the Commission has a great ability to lobby the legislature.

Jarvis Brecker - (Columbia Gorge Racing Association) Thanked the Port Commission for all the improvements on the beach and parking area. Stated that the fenced area is full of boats. Stated that the kids sailing program is going great, they have added another week. Stated that they have a racing event every weekend in August.

Discussion on \$100,000 appropriation that passed in the House of Representatives in Washington DC. still waiting for bill to pass in the Senate. This HUD Bill applies only towards permitting and engineering. Discussion on needs for expanding the sailing venue, including shore side improvements, in water work, additional dock, expanding the jetty, parking, and a shower/restroom facility.

Commissioner Woosley stated that she has heard some complaints from fisherman regarding regattas. Suggestion to put up schedule and racecourse on information board at boat launch.

Daughtry stated that in response to the request for a swimming area, our insurance company advised against this, so we have ordered and received two no wake buoys, that CGRA has agreed to put in the water.

Brecker commented that they have purchased paint and signs (logo) for there shelter at the beach and built an additional out building for storage.

Daughtry stated that OSMB would be doing a site visit to inspect our facilities. We will discuss with them our ideas for beach improvements.

Cascade Locks Resident Gyda Haight – Haight stated that it's amazing to see the kids thrive on the sailing lessons. Stated that they are adding an additional week because of interest. She said that she talked with parents from Stevenson, Carson, Home Valley and Vancouver.

Haight stated that she has been part of the LEAP Circle process; she stated that she is on the group that came up with ideas regarding Economic Development for the Port and City. Haight stated that she did a survey of needs pertaining to the community. Number one need from survey was creation of jobs. 2) Train (Quiet Zone). 3) Green Technology.

Haight stated that she felt it was important to develop a site for sailing. Haight stated now that the Sternwheeler is gone, it takes away a lot of the Port's responsibility and community members are asking what is happening with the land, is the Port considering some sale of the property or is the Port saying an immediate no to selling land.

Commissioner Janik stated that she doesn't think that anyone of the Commissioner's would disagree with a lot of what Ms. Haight said. She stated that she has been a community member for almost 30 years and used to wonder why nothing was being done at the Industrial area. She stated that she ran for the Port position in hopes of accomplishing something. She stated that she has never been so frustrated at the inability to accomplish something. Janik stated that the regulations are frustrating including federal, state, river limitations, highway & railroad. Janik stated access into the Industrial Park is a major problem for companies. The Port's mission is to provide jobs to our community. The Port has been so encumbered in the past, and now we are finally able to focus on job creation and making some improvements in the Marine Park facilities. The commission has been discussing selling land. Daughtry has been working towards bringing in business. Janik stated of course we want jobs, of course we want industry, we want the sailing venue, and the commission is just as frustrated as the community.

Commissioner Woosley encouraged everyone to run for Port Commission and City Council, to see how it work's, stating that then you will have the opportunity to see the whole picture. Woosley stated that the Sternwheeler is not gone, it is still in Cascade Locks, still brings people into the community and still providing jobs for the community.

Haight stated that she recognizes that was the right move for the Port regarding the Sternwheeler. What she meant was that people wanted more enterprise in Cascade Locks, perhaps hiring someone with the expertise in marketing industrial or commercial property.

Commissioner Lee stated that the Port is talking with a marketing firm, and moving ahead with the available lands that are ready to market.

Commissioner Woolsey stated that Cascade Locks is an enterprise zone, which offers incentives to business willing to locate here.

Commissioner Caldwell stated that she interpreted Haight's comment about the Sternwheeler being gone, as the Port should now be able to focus more on job creation, new businesses.

Daughtry thanked Haight for her comments; we want to know what people are thinking. "Jobs are the Port's Goal" the Port wants a victory. We are very hopeful and close to working out an arrangement that will free up some of the property at the Industrial Park. The Port is not restricting their thoughts to only leasing property, or a specific type of business, we have been discussing selling property. Daughtry stated

that we think we have some of the biggest hurdles in terms of development ready to move, we've got some opportunities that will hopefully over the next few months materialize, but we aren't getting a lot of demand. We are doing enough marketing that if there is interest out there you would think that they would know. We are in the places we need to be, we are not at that tipping point yet where there is a great interest, some interest, but not like some other communities where they have achieved that critical mass of infrastructure and interest. Daughtry stated that we are moving down that path, doing little things around the edges trying to move ahead, the goal is jobs.

Daughtry suggested to Mrs. Haight that they work jointly to market their property on Wanapa with the Port's property adjacent to theirs. Daughtry stated that it could be a good commercial marketing effort to bring a business to town.

Daughtry spoke on the issues with the property above the bridge (Pacific Crest Park). Daughtry reviewed the progress at the Herman Creek site in order to get it ready to market. Daughtry stated that the Industrial Park is about 120 acres: Warm Springs have about 60, Bear Mountain have about 8, & SDS has about 20 acres. The one parcel that is the most valuable and beautiful, the peninsula, we will market internationally. Daughtry stated that the Port was very disappointed about the outcome with Ocean Lodge; the Port thought that was a god fit. The Port went along way with those negotiations, but it didn't fall apart because of the Port, the timing was not right in the end for them, but there vision was a good one.

Daughtry stated that the City and Port will have a joint meeting on September 6th, some of the items for discussion will be visioning & the needs and issues inventory.

Haight asked about the casino, if it gets tied up in a lawsuit, then how long will the land be tied up? Daughtry stated that the Port has options at every point during this process to make decisions as to what direction we want to go.

Commission thanked Gyda Haight for her comments.

Cascade Locks resident Don Haight stated his concern is how long do we wait for the Casino. Haight stated that he felt it will not happen in his life time, he feels that there are a lot of people that are not against it but want to know how long are we going to wait.

Daughtry stated that yes it is frustrating, but feels there is enough hope there and that we are far enough along in the process to give it a little more time. Hopefully we can create jobs while we are in limbo.

Commissioner McLean stated that they are all frustrated and believes in the Casino, and stated that we will never have any opportunity for something this big to be built with an interchange included.

Cascade Locks resident Rob Brostoff thanked the Port for fixing up House 3 (Community Center) keeping with the historical theme. Brostoff also thanked the Port for making the one way; two-way and stated the park looks good. Brostoff also commented that American Waterways Inc. has done a good job with the renovations at the visitor center.

- b. **Commission:** Commissioner Caldwell thanked Don Haight for all the work he did with the beach expansion.

Commissioner Lee stated that there would be a joint Port/City meeting on September 6th. One discussion item will be on the new rules for prioritizing the needs and issues inventory.

c. **City of Cascade Locks:** Nothing to report.

V. **CONSENT AGENDA** (Consent Agenda may be approved in its entirety in a single motion. Items are considered to be routine. Any Commissioner may make a motion to remove any item from the Consent Agenda for individual discussion.)

Staff Miller stated that on the last page of the minutes it stated Commission President Woosley adjourned the meeting, it should read Commission President Lee adjourned the meeting.

a. Approval of Minutes: Regular Meeting dated July 19th, 2007.

b. Approval of Bills date August 2nd, 2007 in the amount of \$ 41,981.26

COMMISSIONER MCLEAN MADE A MOTION TO APPROVE THE CONSENT AGENDA WITH CORRECTIONS AS STATED. COMMISSIONER WOOSLEY SECONDED THE MOTION. Motion passed unanimously by Commissioners Lee, McLean, Caldwell, Woosley & Janik.

VI. **OLD/NEW BUSINESS:**

a. **Staff Reports:**

Dale Davis (Maintenance Department)

- Continuing to work on cleaning up inside and out of the Herman Creek building.
- Continuing to work on the landscaping
- One way into park is now two-way (lot's of good comments)
- Irrigation continues to break.
- Straw is slowly being taken out of the park.
- Bridge generator is here we are working on pad at bridge

Daughtry stated that Chris Eggers with the go-karts has not committed to next year; he stated that this race was not a "sanctioned" race, that's why participant numbers were down.

Commissioner McLean asked what kinds of improvements were needed at the Herman Creek site. Daughtry stated that there is no sewer to the building and a firewall needs to be put up between the city building and Herman Creek building. Daughtry discussed mobile building in Stevenson they toured as a possible solution at Herman Creek.

Pat Albaugh (Finance Department)

- Working on year end reports and quarterly's
- Revenue looks about flat compared to last year, Bridge is up a little.
- Special Districts Association will be at the Port on August 23rd, to do training on Safety Committee meetings and perform a site assessment visit.

Nick Kraemer (RARE Report) Chuck Daughtry reported for Nick.
Lock Tender Homes

- Oculus Fine Carpentry
 - All siding and windows installed
 - Returning on August 10th to complete finish work
- Contractor will be helping us put together a plan for restoration on all three Lock Tender Homes
- Contacted SHPO regarding color of paint for community building, we will probably outsource the painting to be completed by fall.
- 90% of SHPO Grant Funds have been received
- Will be wrapping the back porch at House 3 for the winter.
- West wall of museum in need of repair

- City of Cascade Locks considering a historical commission
- Visitor Center Doors
- Hale Construction
 - Settled claim with Hale Construction, they requested a 30% increase in price due to delays/unforeseen circumstances
 - Sent letter to Tum-a-Lum requesting that they cover the extra costs
- V/C Bathroom Doors installed
- Land and Water Conservation Fund: Restroom/Shower Complex
- Completed
- All inspections finalized.
- Applied for Grant Reimbursement.
- Pacific Crest Trail Days
- Saturday August 11th at 10:00am
- Hikers choose from 1.8 or 6 mile hikes. Trail maintenance on the shorter hike.
- Milfoil Treatment
- Researching aquatic pesticides and grants for treatment of port properties
- RARE
- End of the year meeting in The Dalles

b. Chuck Daughtry (GM Report)

- Nick's going away party will be Saturday, August 18th, 2007 at 2 pm at the Port Marina.
- RARE interviews starting next week will have 6 interviews.
- DRAFT EIS**
- Spoke with Hal Hiemstra and Bernard Seeger about organizing a joint County, City, Port, and State trip to Washington, DC to meet with Dept. of Interior Secretary Kempthorne to convey our support for the Warm Springs project.

BEACH IMPROVEMENTS

- Concerning the \$100,000 HUD appropriation for design and permitting at the Beach. We are looking at shore side improvements (parking, restrooms, facilities) vs. in water improvements (additional moorage, beach expansion, jetty extension.). Commission consensus focus on expanding beach area.

UNDERPASS PROJECT

- Mini RFP's for engineering services for underpass project are due August 6th, 2007. Need to find an idea that the Railroad will buy into.

MISCELLANEOUS

- Pat, Nick and I inspected a 12' x 40' module office for sale in Stevenson. The building is in excellent condition (1960 model), has two offices, reception area and bathroom. Asking price is less than \$12,000 as is. Port staff is putting together a budget that would include moving and set up next to the Herman Creek Building.
- Ordered sign "Sale/Lease or Build to Suit" for Port properties.

c. Monthly Calendar: Review

Commission President Lee declared a break at 9:15 pm.

VII. Executive Session under ORS 192.660 2 (e) Real Property Negotiations, 2 (f) Exempt Documents, & 2 (i) Performance Evaluation General Manager

Commission President Lee recessed meeting into Executive Session at 9:20 pm under ORS 192.660 2 (e) Real Property Negotiations, 2 (f) Exempt Documents, & 2 (i) Performance Evaluation General Manager.

Those present: Commissioners Lee, McLean, Caldwell, Woosley & Janik. GM Chuck Daughtry, Kris Miller, Attorney Jerry Jaques, Pat Albaugh, Nick Kraemer.

- Discussion Industrial Park property

- Discussion on exempt document
- Continuance of GM Evaluation.

Commission President Lee adjourned the Executive Session at 9:46 pm and returned to Regular Session.

COMMISSIONER LEE MADE A MOTION APPROVING A \$2500 BONUS TO GM DAUGHTRY FOR CONTRACT YEAR 2006-2007. COMMISSIONER WOOSLEY SECONDED THE MOTION. Roll Call: Commissioner's Lee, Woosley & McLean voted in favor. Commissioner's Janik & Caldwell voted ney. Motion passes.

Commission President Lee adjourned the regular meeting at 9:47 pm.

Submitted by Kristi Bengtson